

COLCHESTER PLANNING COMMISSION

MINUTES OF THE MEETING

SEPTEMBER 1, 2009

PRESENT: Tom Mulcahy, Peter Larrabee, Rich Paquette and Pam Loranger

ALSO PRESENT: Sarah Hadd, Town Planner

1. Call to Order

T. Mulcahy called the meeting to order at 7:00 p.m.

2. Review of Shipman Hill Neighborhood

S. Hadd noted in the staff notes that in 2004-2005 the Planning Commission worked with a private consultant, David Spitz, to evaluate creating a new zoning district for the Shipman Hill neighborhood. The charge was to create a district that, while preserving the bulk of the agricultural lands and satisfying State requirements for prime ag soil preservation, also allowed for residential development or some other means for farmers to realize the value of their land. The 2002 Town Plan down-graded this area from a growth center after pressure from the State that the development of the prime ag soils in this area would not be allowed. The Town compromised with property owners that it would work to ensure property owners were still able to have a return on their land. The majority of the land in the Shipman Hill area remains Agriculturally Zoned (25 acre minimum lot size). The Commission was provided with a copy of the plan that was developed as a result of these efforts which including public meetings and one-on-one meetings with property owners.

S. Hadd and the Planning Commission discussed the Shipman Hill Neighborhood, prime agricultural soils, transfer of development rights, specific parcels in the area and how they are being utilized. She noted that the property owners felt that the proposed rezonings that were being explored back in 2005 were too complex. S. Hadd clarified how a property owner would mitigate land if there are prime agricultural soils on that specific property as well as discussed how transfer of development rights works.

The Commission discussed ways to best proceed with possible rezoning and/or creation of a new district for this area. The Commission agreed that the best way to proceed would be to address the top of Shipman Hill only. S. Hadd informed the Commission that she will prepare additional information for review at the 9/15/09 meeting. The Commission agreed that it would be appropriate to invite the landowners to attend a meeting on October 6th.

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3. Review of Future Agendas – Schedule for Shipman Hill Review

The Commission will continue with their review on September 15th.

4. Preparation for 1st Reading of Supplement 22 & 23

S. Hadd reported that the 1st reading before the Select Board is scheduled for September 8th.

5. Minutes of August 4th and August 12 2009

A **motion** was made by P. Larrabee and **seconded** by P. Loranger to approve the minutes of August 4, 2009. The **motion passed** with a vote of 4 – 0.

A **motion** was made by P. Larrabee and **seconded** by P. Loranger to approve the minutes of August 12, 2009. The **motion passed** with a vote of 4 – 0.

6. Packet Information

The Commission reviewed the information that they received in their packets.

ADJOURNMENT

There being no further business to be brought before the Commission, a motion was made and seconded to adjourn the meeting. All members of the Commission present voted in favor of the motion and the meeting was adjourned at 9:00 p.m.

Minutes taken and respectfully submitted by Lisa Riddle.

Approved this 15th day of September 2009

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_____	Planning Commission